

AMENDED IN ASSEMBLY JUNE 21, 2006

AMENDED IN SENATE APRIL 18, 2006

AMENDED IN SENATE MARCH 27, 2006

SENATE BILL

No. 1509

Introduced by Senator Soto
(Coauthor: Senator Torlakson)

February 23, 2006

An act to add Section 65863.14 to the Government Code, relating to zoning.

LEGISLATIVE COUNSEL'S DIGEST

SB 1509, as amended, Soto. Zoning regulations.

Existing law authorizes the legislative body of any county or city to adopt zoning ordinances to regulate the use of buildings, structures, signs and billboards, open spaces, parking spaces, civic facilities, land use intensity, and various other purposes.

This bill would require the Office of Planning and Research, by *no later than* September 1, 2007, to prepare and circulate one or *more* model ordinances for voluntary use by cities and counties, suitable for modification, that encourage mixed use urban form and design that meet specified criteria and perform other duties related to the development and adoption of the ordinance or ordinances.

Vote: majority. Appropriation: no. Fiscal committee: yes.
State-mandated local program: no.

The people of the State of California do enact as follows:

SECTION 1. Section 65863.14 is added to the Government Code, to read:

65863.14. The Office of Planning and Research shall do all of the following:

(a) Prepare and circulate one or more model ordinances for voluntary use by cities and counties, suitable for modification, that encourage mixed use urban form and design. The model ordinance or ordinances shall rely on the urban form and design guidelines authorized pursuant to Section 65302.4. The model ordinance or ordinances need not apply to the whole city or county. An ordinance may apply to a subarea, including, but not limited to, a downtown district, commercial, or specific plan area. The model ordinance or ordinances shall promote the planning priorities established pursuant to Section 65041.1 and the following goals:

- (1) Encourage mixed use development.
- (2) Encourage a full range of housing types and choices.
- (3) Encourage more compact development.
- (4) Enhance economic opportunity.
- (5) Remove barriers to infill development.
- (6) Encourage development closer to existing or planned transit routes.
- (7) Reduced government review and processing time.
- (8) Establish clearly defined development approval processes for applicants.

(b) Consult with representatives of the League of California Cities, the California State Associations of Counties, representatives from the residential development and real estate industries, private and public planners, representatives from environmental organizations, representatives from affordable housing organizations, and others throughout the development of the model ordinances.

(c) The office shall prepare and circulate the draft model ordinance or ordinances and invite public comments by *no later than* September 1, 2007. After receiving comments for at least 60 days, the office shall prepare the final draft model ordinance or

- 1 ordinances and post the ordinances on the office's Internet Web
- 2 site by December 31, 2007.

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